



The City of New York  
**BRONX COMMUNITY BOARD #1**

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*Serving and Representing: Port Morris, Mott Haven and Melrose*



**VANESSA L. GIBSON**  
BOROUGH PRESIDENT

**CLARISA M. ALAYETO**  
CHAIRPERSON

**ANTHONY R. JORDAN**  
DISTRICT MANAGER

**Legislation, By-Laws & Policy Committee Minutes**

**May 16<sup>rd</sup>, 2024**

**Dalourny Nemorin, Committee Chairperson**

**DRAFT**

**New York State Legislation and bylaws updates.**

Committee discusses potential support for energy affordability bill.

Committee Chair Dalourny Nemorin and Member Whitney Williams discuss a bill related to utility regulation and climate justice.

Committee members debate adding committees to the bylaws to ensure representation for all issues.

**Updating bylaws for a local government administration.**

Chairperson Clarisa Alayeto proposes keeping 3 committees (LGBTQIA, immigration, and licensing) while considering merging others.

The committee wants to create a new committee called "Land, Licensing and Permits" to streamline licensing and permit processes.

The chairperson may create or modify standing committees as needed, including the "Executive Committee" with the district manager as an advisor.

Committee Chair Dalourny Nemorin questions whether changes were made to a document, while Anthony Jordan and Whitney Williams discuss bylaw updates and committee assignments.

**Committee names and responsibilities for housing, land use, and zoning in the Bronx.**

Chairperson Clarisa Alayeto suggests merging some departments, including Economic Development and Housing.

Chairperson Clarisa Alayeto suggests keeping land use and economic development together, while Housing and Land Use go together.

Committee Chair Dalourny Nemorin and District Manager Anthony Jordan explain why Economic Development, Housing, Land Use, and Zoning were combined as one committee.

Committee discusses differences between public, supportive, and housing committees.

### **Housing and support services for vulnerable populations.**

Committee Chair Dalourny Nemorin and Member Whitney Williams discuss issues with shelters and public supportive housing.

They argue that supportive housing is permanent, while shelters are temporary.

Committee Chair Dalourny Nemorin and Member Whitney Williams discuss housing and human services committees in NYC, with a focus on resident issues and agency reporting.

Agencies come to committees for expertise, and residents can direct issues to relevant committees for resolution.

### **Committee structure and scheduling issues.**

Committee Chair Dalourny Nemorin highlights the need for committees to align with community issues, rather than city agencies.

Chairperson Clarisa Alayeto suggests that committees should prioritize real-life issues affecting residents, rather than just city agencies.

The board members are volunteers who have to coordinate schedules for meetings and committees, leading to overlapping commitments and stretched time.

To address this issue, the group is implementing vice chairs to delegate tasks and improve scheduling, allowing for more efficient use of time and resources.

Hybrid meeting model for committee members.

Chairperson Clarisa Alayeto emphasizes importance of licensing and permits for events.

Chairperson Clarisa Alayeto proposes using hybrid model for committee meetings, with majority of members present in person.

Committee members may request to attend meetings virtually, but must provide advance notice and have a valid reason.

### **Hybrid meeting attendance policies and technology needs.**

Committee members discuss challenges with hybrid meetings, including ensuring attendance and creating clear guidelines.

Member Whitney Williams suggests including language in bylaws for committees to create their own rules for hybrid meetings.

The bylaws do not define excused and unexcused absences, leaving it to the ethics and discipline committee to decide.

The committee will refer members with two absences to ethics and discipline for further action.

**Board member absences and ethics committee recommendations.**

Committee Chair Dalourny Nemorin emphasizes that each situation is unique and requires a case-by-case approach to determine excusable absences.

Committee members discuss the need for a measuring stick to determine if absences are excusable, but recognize that there are no clear borough president rules governing board membership.

Committee Chair Dalourny Nemorin suggests removing members who consistently miss committee meetings to improve quorum.

Committee may recommend member removal for cause, but final say remains with full board or borough president.

**Tenant rights to purchase buildings, with potential to preserve affordable housing.**

Member Whitney Williams explains TOPA, a tenant opportunity to purchase act, in committee.

Tenants in Rochester, NY struggle to purchase their buildings due to lack of affordable housing options.

**Advocacy strategy for affordable housing legislation.**

Committee Chair Dalourny Nemorin and Member Whitney Williams discuss the New York City Community Land Initiative's support for the Tenant Opportunity to Purchase Act (TOPA) to help tenants purchase their buildings.

Organizations such as the Housing Alliance and Local Initiatives Support Center have signed a letter in support of TOPA, and Committee Chair Dalourny Nemorin suggests reaching out to these entities for more information.

Committee Chair Dalourny Nemorin wants to hear from legislative aides from Senators to understand 2021 issues.

Group discusses potential meeting with advocacy group to gather more information.

**Supportive housing and shelters in a NYC neighborhood.**

Committee Chair Dalourny Nemorin discusses fair share policy for shelters and supportive housing in NYC with community boards.

Committee Chair Dalourny Nemorin clarifies supportive housing vs shelters, advocates for more permanent solutions.

Member Whitney Williams seeks clarity on demands, timeline for supportive housing development.

Committee member Dalourny Nemorin expresses concerns about additional supportive housing and shelters in their neighborhood, citing the need for community boards to hold their fair share.

Committee aims to finish bylaws by June, with a focus on setting goals and working towards readiness for Q4 next year.

### **Housing development plans in New York City.**

Committee Chair Dalourny Nemorin and Chairperson Clarisa Alayeto discuss George James, a planning consultant hired by the City of Yes for housing-related projects.

### **Affordable housing development in NYC with concerns about environmental impact and community input.**

Committee Chair Dalourny Nemorin expresses concerns about the environmental study for a new building project in their district.

Committee Chair Dalourny Nemorin advocates for more affordable units in exchange for allowing the building to be taller and wider.

Committee Chair Dalourny Nemorin explains the city's housing plan and its impact on different districts.

### **Action Items**

Clean up the finalized bylaws document and prepare it to be voted on at the next executive board meeting.

Reach out to legislative aides from local state senators to get more information on why the heat act bill did not pass previously.

Schedule a meeting with affordable housing advocacy groups to learn more about the pros and cons of the tenant opportunity to purchase act (TOPA) before the next committee meeting.